HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2013

New Home Construction

The Vancouver Census Metropolitan Area (CMA) recorded 1,504 housing starts in April 2013, compared to 1,332 units for the same month one year ago. Housing starts increased for single-detached and multiple-family homes in April 2013 compared to the same month last year. In the CMA, close to 59 per cent of all housing starts were recorded in the municipalities of Burnaby, Surrey and North Vancouver City. Overall, housing starts for April 2013 was above the ten year average of 1,487 home starts for the month.

In the Abbotsford-Mission CMA, construction started on 12 new homes, down from the 60 starts recorded in April 2012. Abbotsford City recorded drops in both single detached and multiple-family housing starts while Mission remained the same during this period.

Figure 1

Source: CMHC Starts and Completions Survey

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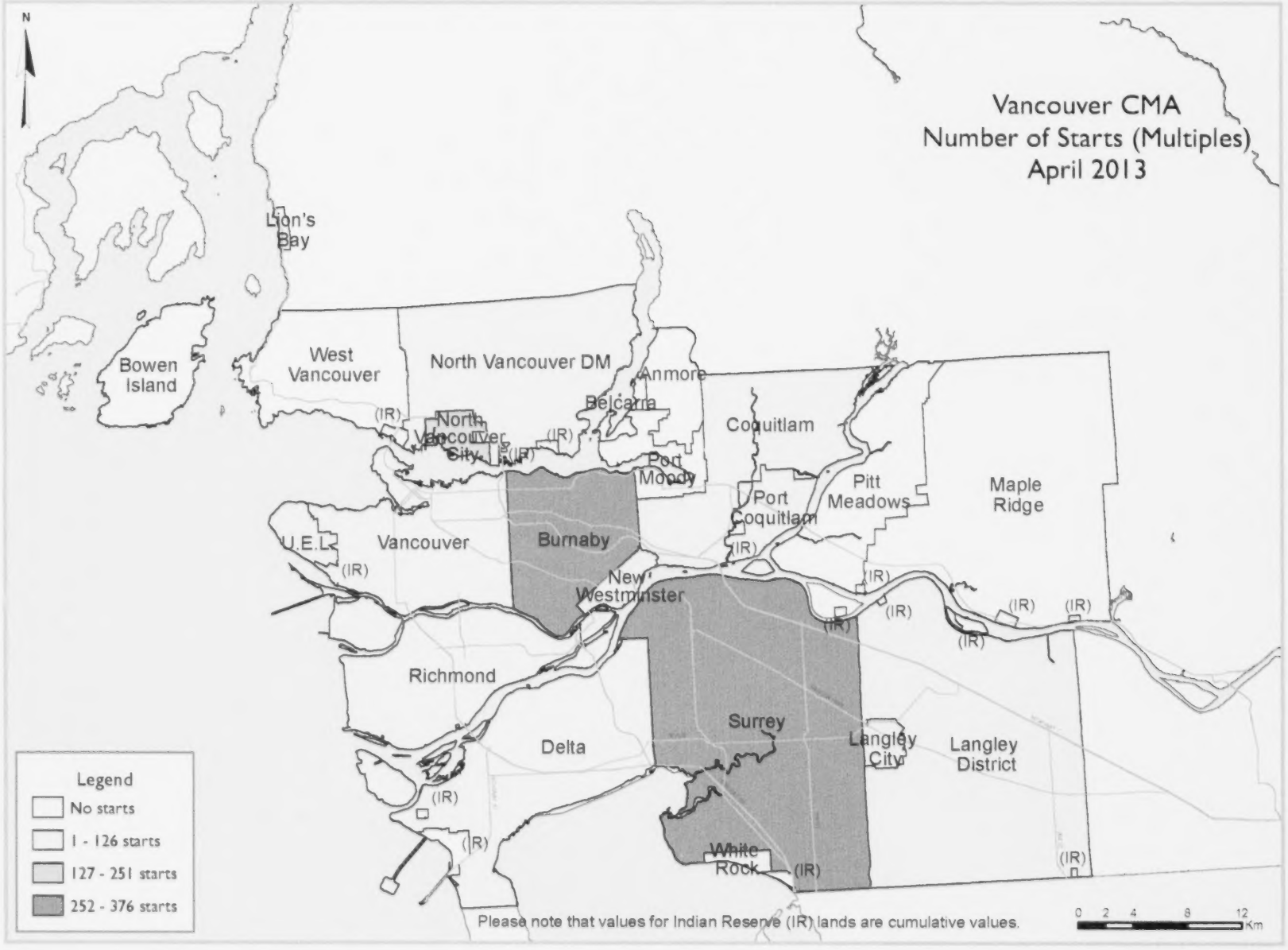
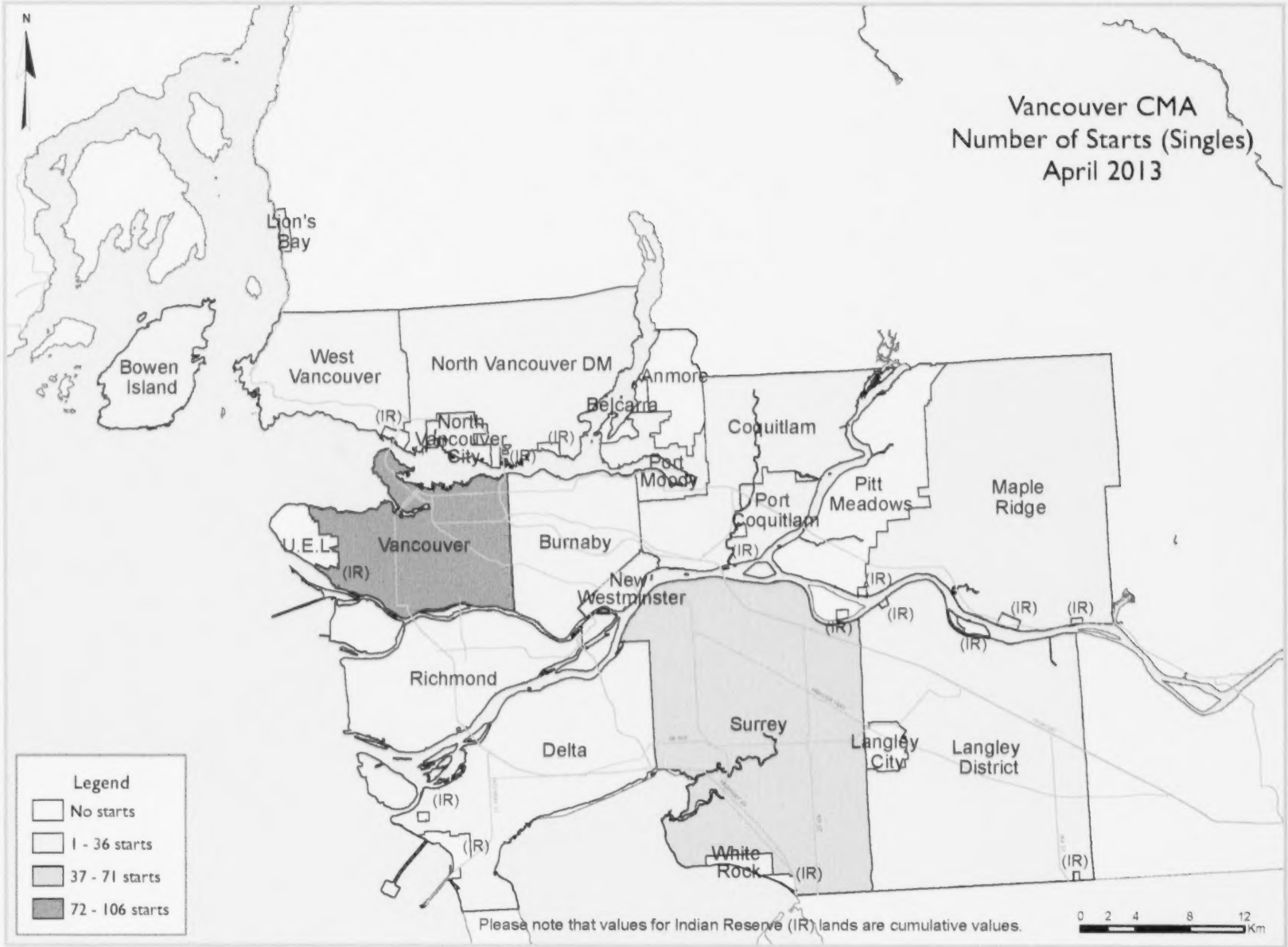
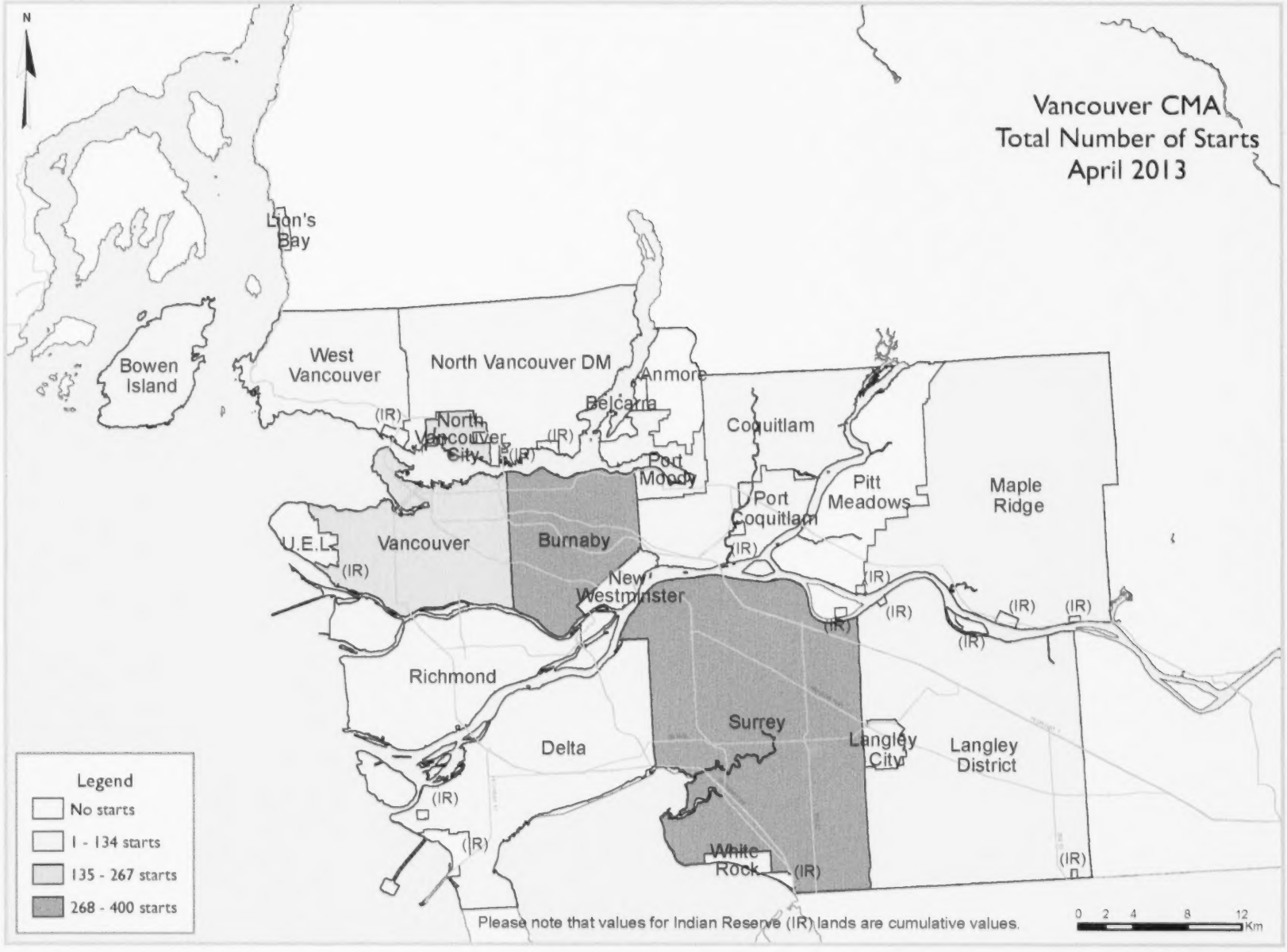
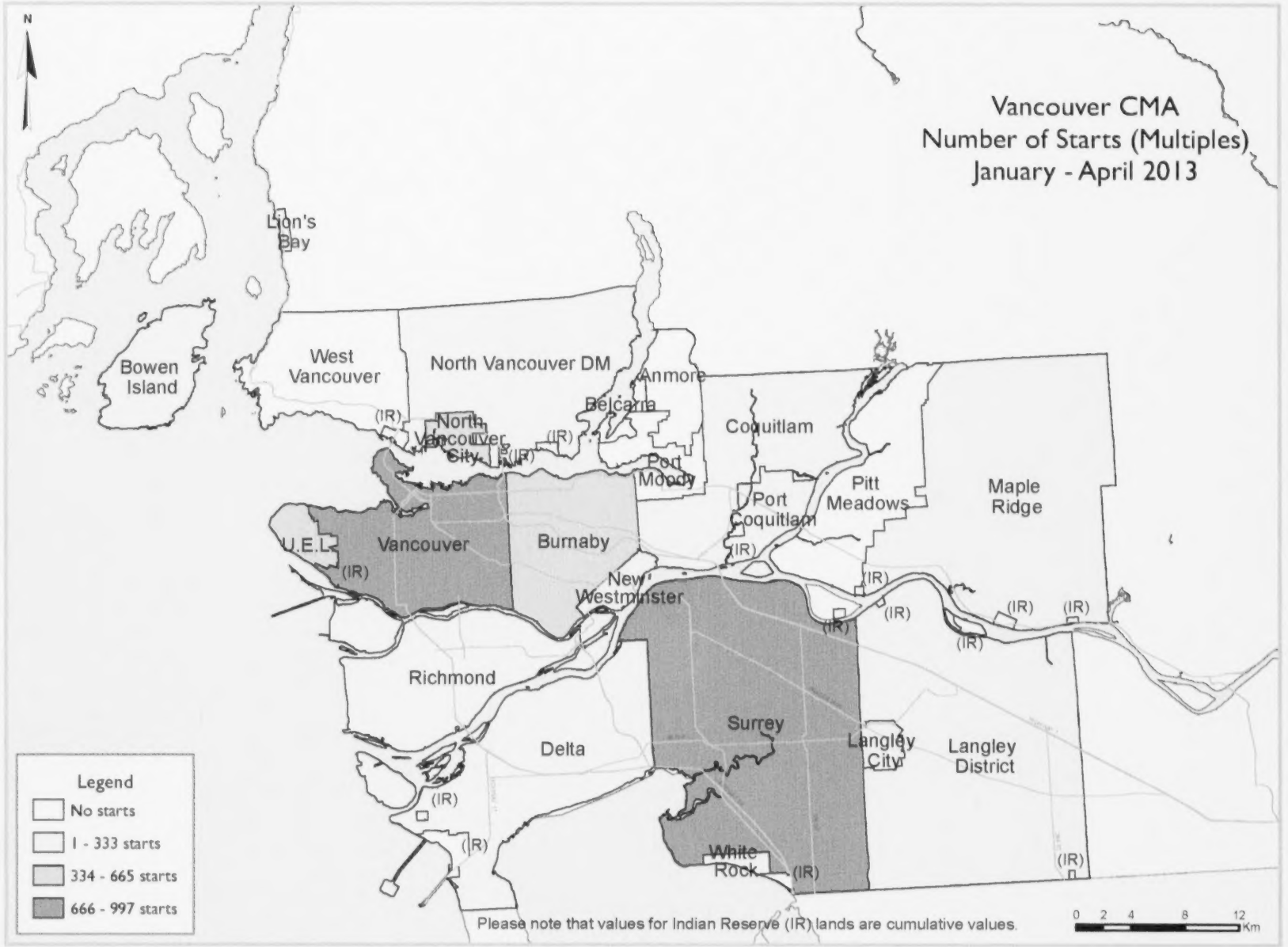
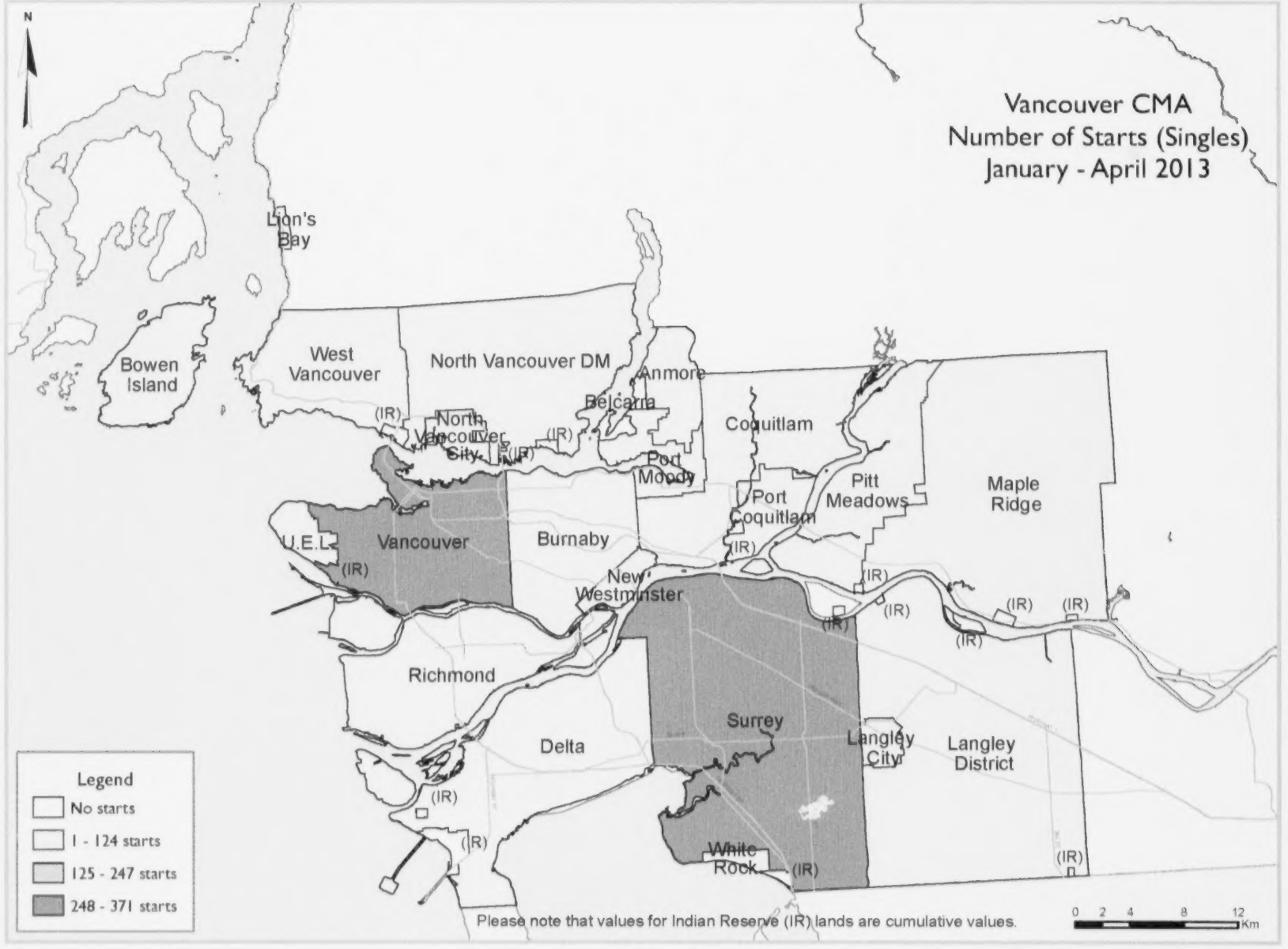
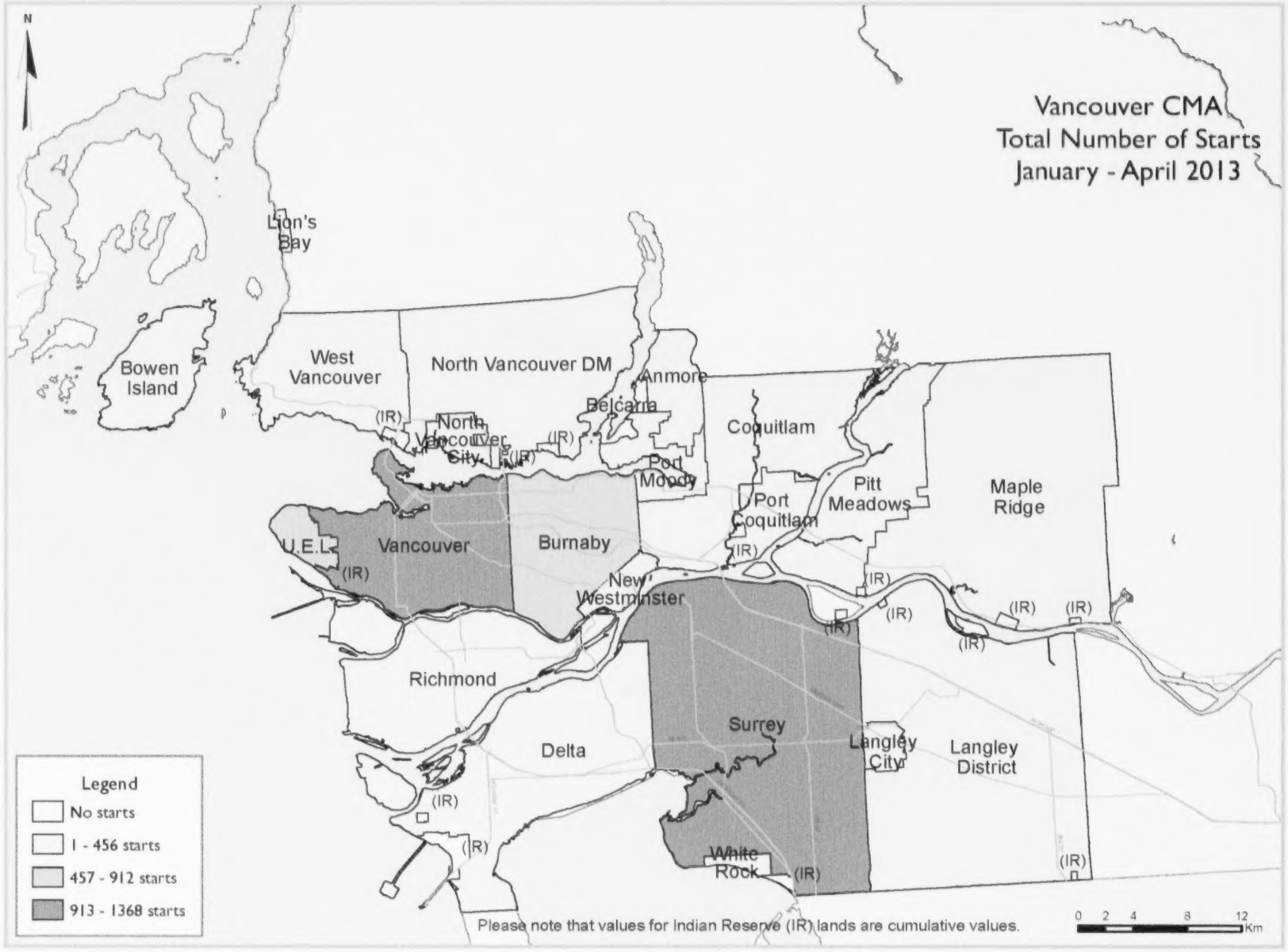

N
Vancouver CMA
Number of Starts (Multiples)
April 2013
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 126 starts
127 - 251 starts
252 - 376 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

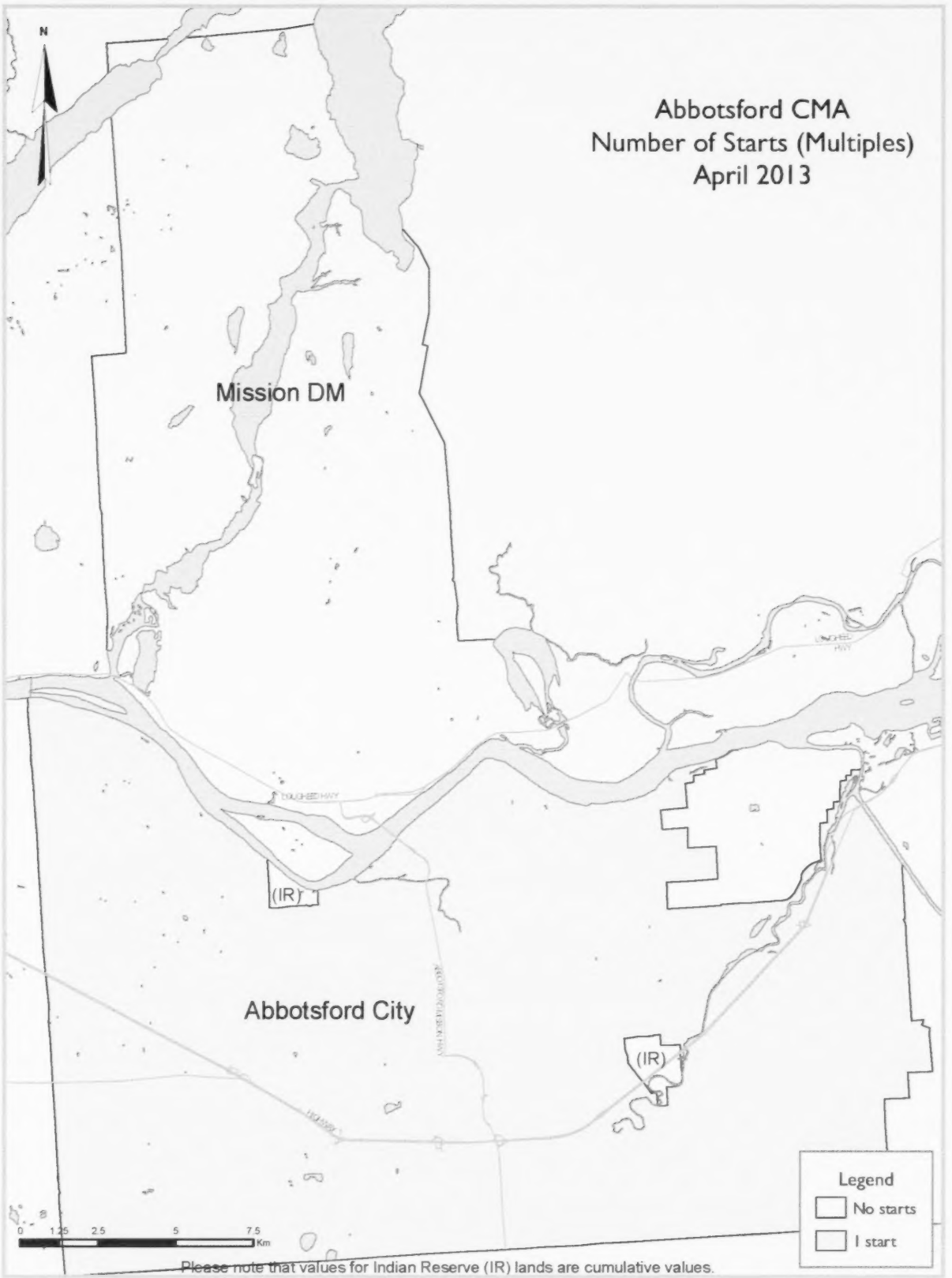

Vancouver CMA
Number of Starts (Singles)
April 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 36 starts
37 - 71 starts
72 - 106 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

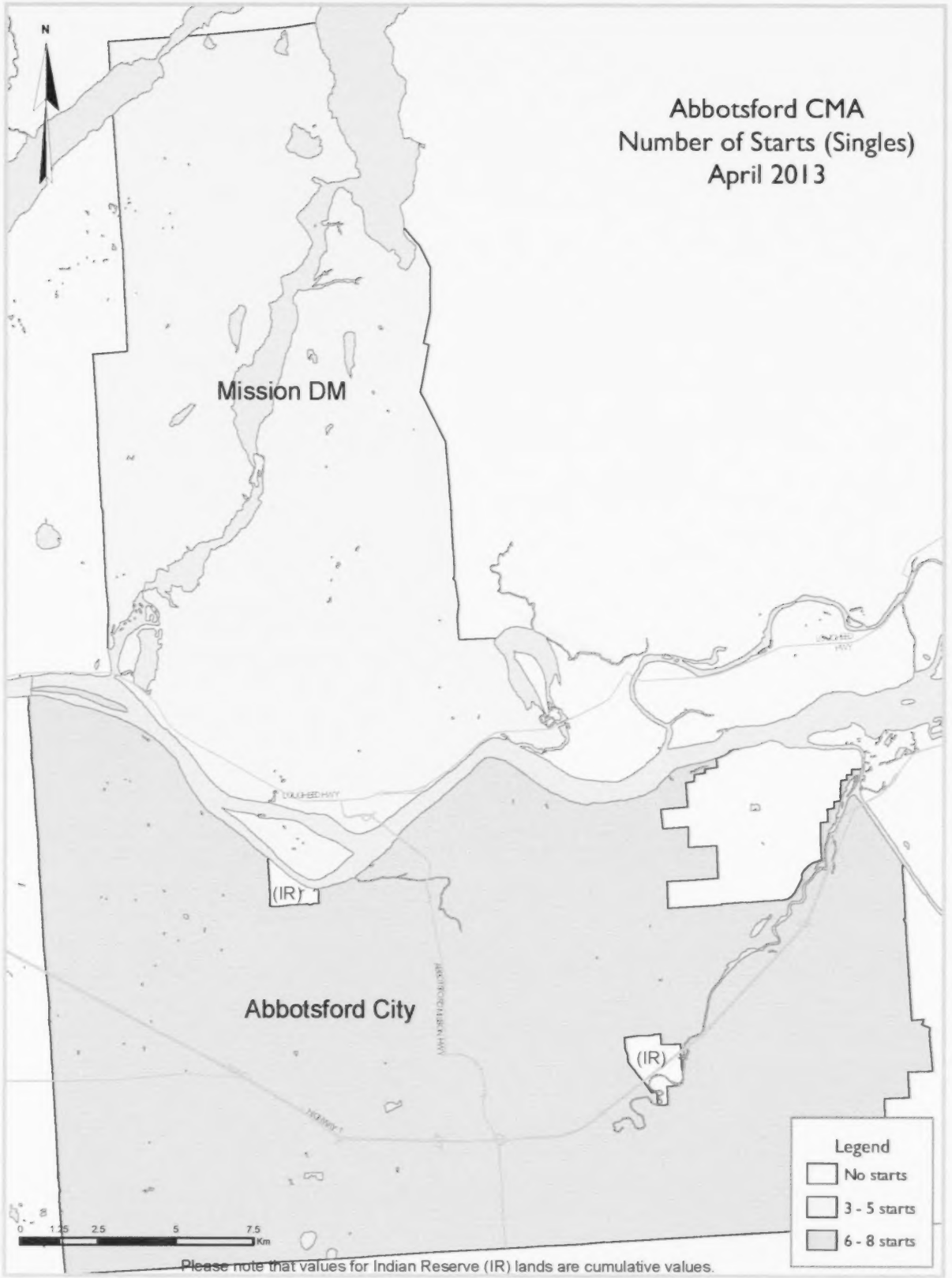

Vancouver CMA
Total Number of Starts
April 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 134 starts
135 - 267 starts
268 - 400 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

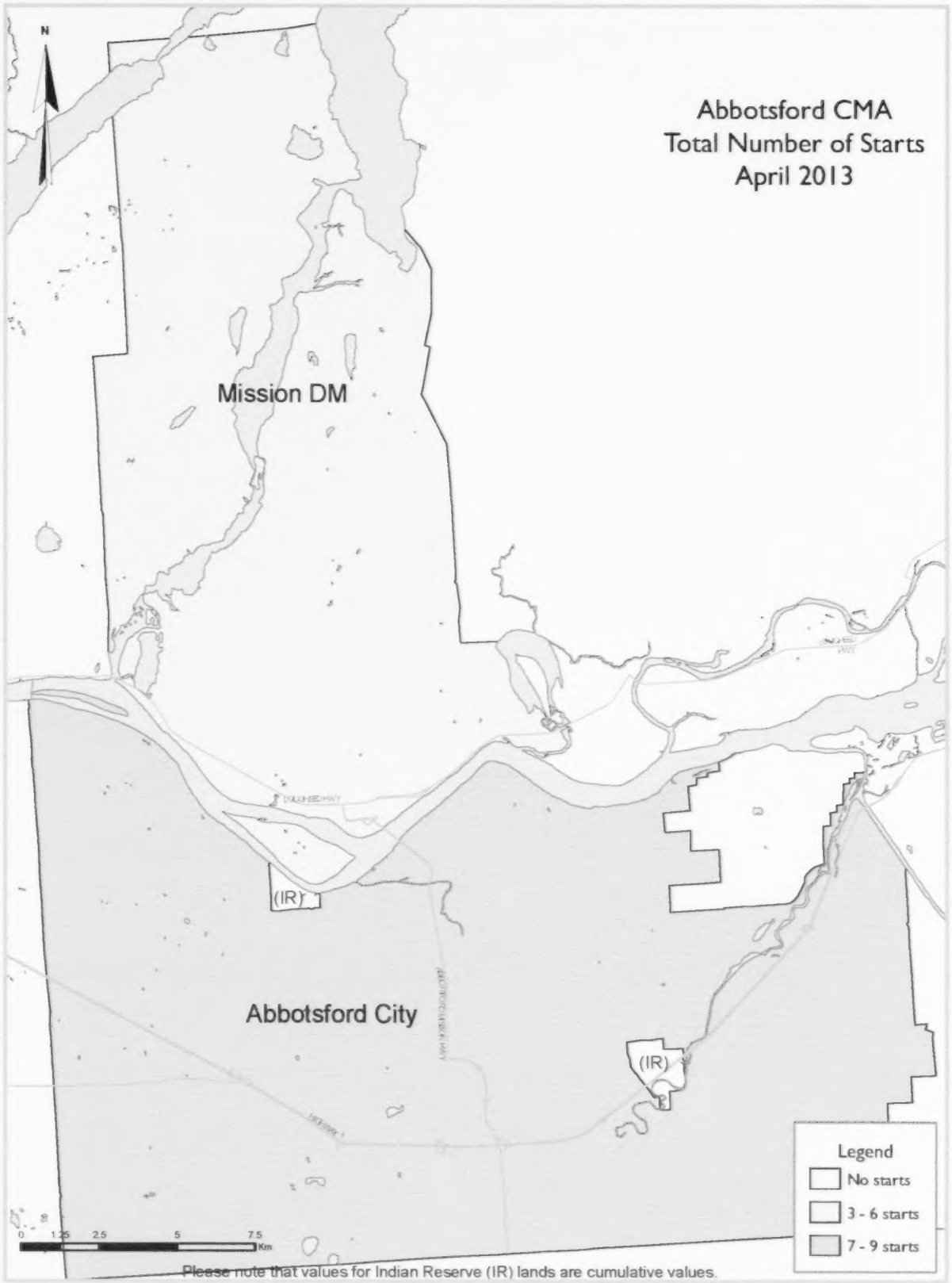

Vancouver CMA
Number of Starts (Multiples)
January - April 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 333 starts
334 - 665 starts
666 - 997 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

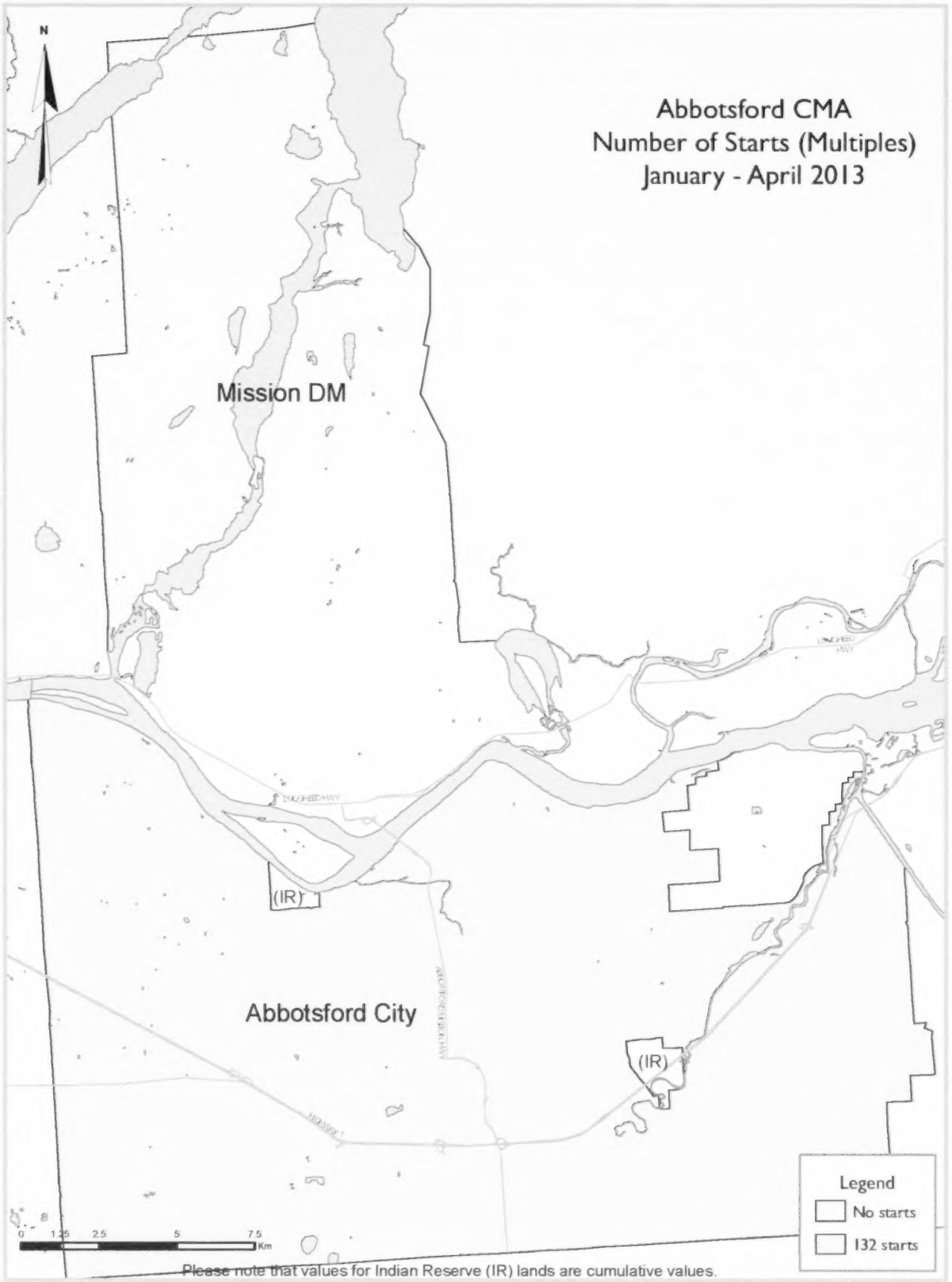

Vancouver CMA
Number of Starts (Singles)
January - April 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 124 starts
125 - 247 starts
248 - 371 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km


Vancouver CMA
Total Number of Starts
January - April 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 456 starts
457 - 912 starts
913 - 1368 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

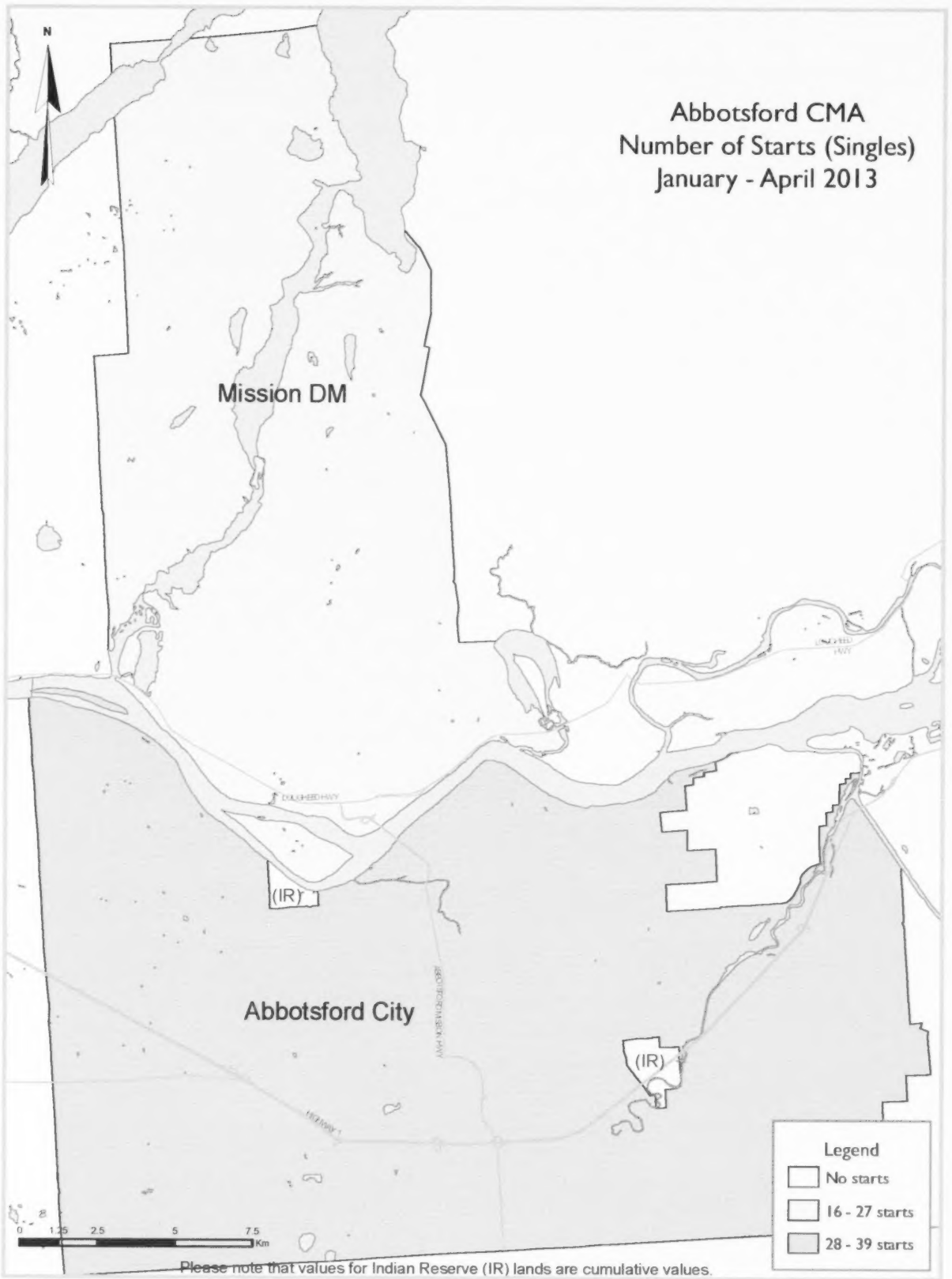

N
Abbotsford CMA
Number of Starts (Multiples)
April 2013
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
1 start
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
April 2013
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
3 - 5 starts
6 - 8 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

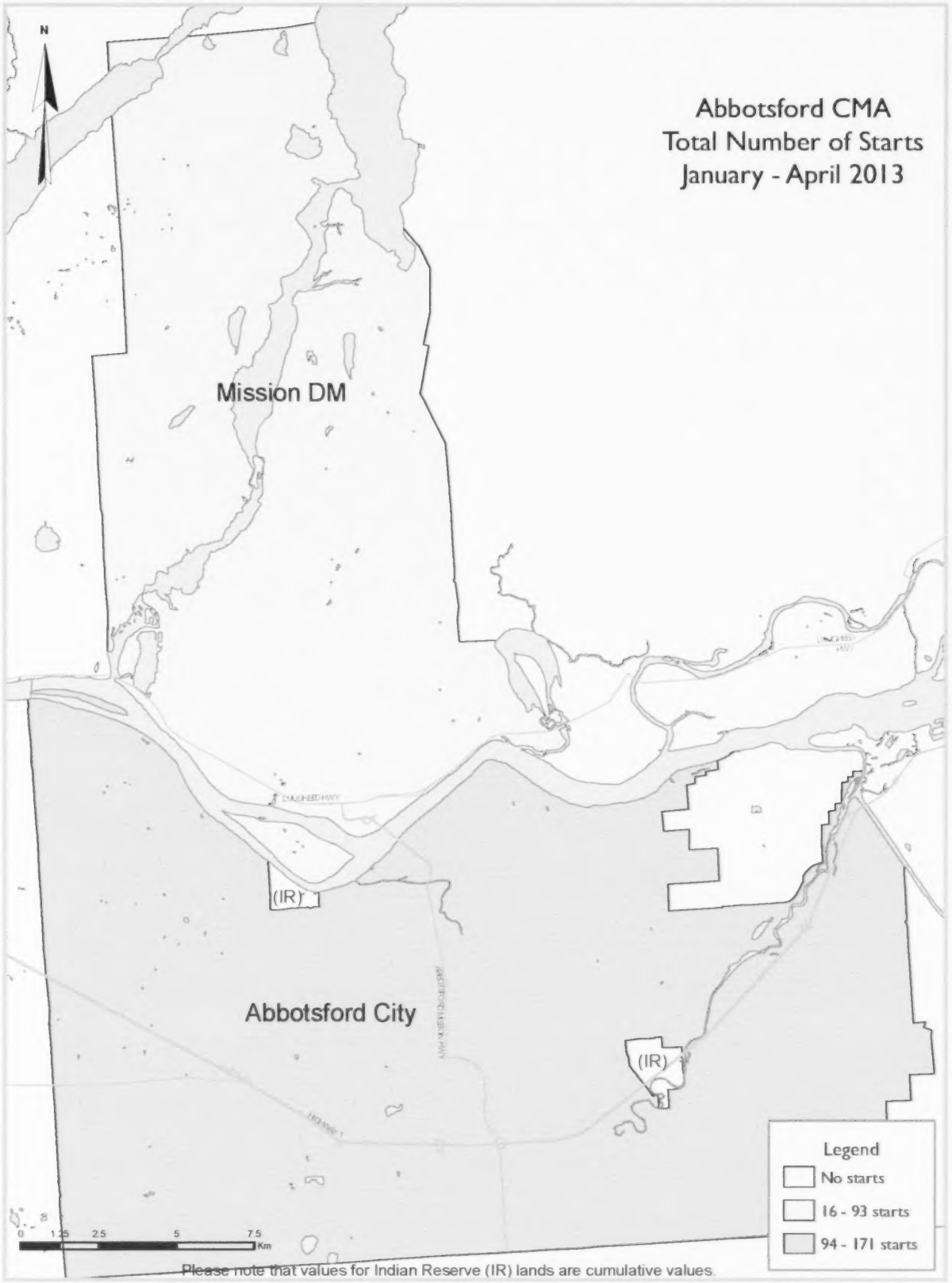

N
Abbotsford CMA
Total Number of Starts
April 2013
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
3 - 6 starts
7 - 9 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.



Please note that values for Indian Reserve (IR) lands are cumulative values.



Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
January - April 2013
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
16 - 93 starts
94 - 171 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2013	278	40	0	7	239	821	38	81	1,504
April 2012	257	24	168	0	225	638	19	1	1,332
% Change	8.2	66.7	-100.0	n/a	6.2	28.7	100.0	**	12.9
Year-to-date 2013	978	130	0	17	766	2,441	172	980	5,484
Year-to-date 2012	878	78	630	4	858	3,278	94	143	5,963
% Change	11.4	66.7	-100.0	**	-10.7	-25.5	83.0	**	-8.0
UNDER CONSTRUCTION									
April 2013	3,680	374	65	31	1,888	13,838	419	2,723	23,018
April 2012	3,130	254	2,243	32	2,231	11,564	312	1,568	21,334
% Change	17.6	47.2	-97.1	-3.1	-15.4	19.7	34.3	73.7	7.9
COMPLETIONS									
April 2013	310	22	3	7	165	404	29	319	1,259
April 2012	167	12	66	5	360	738	18	1	1,367
% Change	85.6	83.3	-95.5	40.0	-54.2	-45.3	61.1	**	-7.9
Year-to-date 2013	1,166	86	3	24	782	2,425	122	763	5,371
Year-to-date 2012	881	74	490	6	1,119	2,666	72	152	5,460
% Change	32.3	16.2	-99.4	**	-30.1	-9.0	69.4	**	-1.6
COMPLETED & NOT ABSORBED									
April 2013	1,321	128	470	15	770	1,587	n/a	n/a	4,291
April 2012	701	70	330	5	533	1,699	n/a	n/a	3,338
% Change	88.4	82.9	42.4	200.0	44.5	-6.6	n/a	n/a	28.6
ABSORBED									
April 2013	283	12	48	6	176	479	n/a	n/a	1,004
April 2012	176	18	70	1	372	704	n/a	n/a	1,341
% Change	60.8	-33.3	-31.4	**	-52.7	-32.0	n/a	n/a	-25.1
Year-to-date 2013	858	53	217	20	770	2,279	n/a	n/a	4,197
Year-to-date 2012	896	91	432	1	1,149	2,473	n/a	n/a	5,042
% Change	-4.2	-41.8	-49.8	**	-33.0	-7.8	n/a	n/a	-16.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
April 2013	24	8	0	0	0	368	0	0	400
April 2012	25	10	0	0	0	0	0	0	35
Delta									
April 2013	10	12	0	0	0	0	0	0	22
April 2012	2	0	0	0	0	0	0	0	2
Langley									
April 2013	21	0	0	5	42	0	0	9	77
April 2012	16	0	20	0	8	0	1	0	45
Maple Ridge / Pitt Meadows									
April 2013	15	0	0	0	0	0	0	0	15
April 2012	18	0	0	0	9	43	0	0	70
New Westminster									
April 2013	8	2	0	0	0	0	0	0	10
April 2012	5	0	0	0	0	73	0	0	78
North Vancouver									
April 2013	14	0	0	0	0	164	0	11	189
April 2012	8	4	4	0	0	26	0	0	42
Richmond									
April 2013	6	0	0	0	14	92	2	4	118
April 2012	24	0	14	0	14	177	0	0	229
Surrey									
April 2013	54	0	0	0	134	111	2	11	312
April 2012	73	0	54	0	149	0	6	0	282
Tri-Cities									
April 2013	34	6	0	2	35	0	3	12	92
April 2012	38	0	28	0	40	86	0	1	193
University Endowment Lands									
April 2013	0	0	0	0	0	77	0	0	77
April 2012	1	0	0	0	0	0	0	0	1
Vancouver City									
April 2013	75	12	0	0	14	9	31	33	174
April 2012	34	10	40	0	5	139	12	0	240
West Vancouver									
April 2013	14	0	0	0	0	0	0	0	14
April 2012	12	0	0	0	0	0	0	0	12
White Rock									
April 2013	2	0	0	0	0	0	0	1	3
April 2012	1	0	8	0	0	94	0	0	103
Indian Reserves									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2013	278	40	0	7	239	821	38	81	1,504
April 2012	257	24	168	0	225	638	19	1	1,332

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
April 2013	343	122	0	0	64	2,284	0	6	2,819
April 2012	319	104	0	0	56	1,989	0	64	2,532
Delta									
April 2013	102	54	0	3	10	118	0	37	324
April 2012	54	18	26	0	21	103	1	0	223
Langley									
April 2013	193	2	0	14	122	295	3	82	711
April 2012	151	4	164	21	219	468	2	0	1,029
Maple Ridge / Pitt Meadows									
April 2013	146	2	0	0	41	411	1	0	601
April 2012	128	0	0	0	103	155	2	117	505
New Westminster									
April 2013	34	8	0	0	96	709	0	25	872
April 2012	42	2	0	0	28	517	0	0	589
North Vancouver									
April 2013	169	8	10	1	20	851	6	128	1,193
April 2012	75	10	124	6	103	429	3	222	972
Richmond									
April 2013	304	4	14	5	166	1,729	11	231	2,464
April 2012	471	2	388	4	173	1,717	5	228	2,988
Surrey									
April 2013	693	6	20	0	949	1,160	38	198	3,064
April 2012	646	8	424	0	942	854	45	6	2,925
Tri-Cities									
April 2013	223	28	3	8	300	1,570	19	111	2,262
April 2012	200	16	307	0	247	1,112	0	35	1,917
University Endowment Lands									
April 2013	9	0	0	0	7	327	0	281	624
April 2012	6	0	0	0	16	172	0	107	301
Vancouver City									
April 2013	1,156	138	18	0	96	4,149	339	1,324	7,220
April 2012	769	88	746	1	295	3,803	254	659	6,615
West Vancouver									
April 2013	213	0	0	0	12	39	0	271	535
April 2012	187	2	0	0	13	18	0	130	350
White Rock									
April 2013	50	2	0	0	5	196	1	27	281
April 2012	19	0	62	0	15	124	0	0	220
Indian Reserves									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	1	0	0	0	0	103	0	0	104
Vancouver CMA									
April 2013	3,680	374	65	31	1,888	13,838	419	2,723	23,018
April 2012	3,130	254	2,243	32	2,231	11,564	312	1,568	21,334

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
April 2013	25	6	0	0	0	28	0	0	59
April 2012	32	6	0	0	113	47	0	0	198
Delta									
April 2013	13	0	0	0	2	0	0	2	17
April 2012	5	0	0	0	0	0	2	0	7
Langley									
April 2013	28	0	0	7	11	166	1	12	225
April 2012	12	0	30	4	21	0	4	0	71
Maple Ridge / Pitt Meadows									
April 2013	21	0	0	0	24	0	1	0	46
April 2012	19	0	0	0	18	0	0	0	37
New Westminster									
April 2013	2	0	0	0	0	0	0	0	2
April 2012	3	0	0	0	11	29	0	0	43
North Vancouver									
April 2013	7	2	0	0	24	0	0	5	38
April 2012	10	0	4	0	11	70	0	0	95
Richmond									
April 2013	15	0	0	0	0	71	1	79	166
April 2012	2	0	2	0	31	0	0	0	35
Surrey									
April 2013	97	0	0	0	96	0	3	27	223
April 2012	64	0	22	0	69	125	6	0	286
Tri-Cities									
April 2013	44	0	0	0	8	0	1	19	72
April 2012	2	0	2	0	22	386	0	0	412
University Endowment Lands									
April 2013	1	0	0	0	0	0	0	0	1
April 2012	0	0	0	0	0	0	0	0	0
Vancouver City									
April 2013	48	14	3	0	0	136	22	172	395
April 2012	7	2	4	1	64	81	6	1	166
West Vancouver									
April 2013	3	0	0	0	0	0	0	0	3
April 2012	9	4	0	0	0	0	0	0	13
White Rock									
April 2013	5	0	0	0	0	3	0	3	11
April 2012	2	0	2	0	0	0	0	0	4
Indian Reserves									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2013	310	22	3	7	165	404	29	319	1,259
April 2012	167	12	66	5	360	738	18	1	1,367

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
April 2013	142	44	0	0	34	165	n/a	n/a	385
April 2012	61	21	0	0	36	284	n/a	n/a	402
Delta									
April 2013	20	4	4	0	5	7	n/a	n/a	40
April 2012	3	2	0	0	17	9	n/a	n/a	31
Langley									
April 2013	48	2	34	10	63	92	n/a	n/a	249
April 2012	41	0	148	4	48	138	n/a	n/a	379
Maple Ridge / Pitt Meadows									
April 2013	133	0	0	0	53	0	n/a	n/a	186
April 2012	100	0	0	0	22	22	n/a	n/a	144
New Westminster									
April 2013	29	0	0	0	17	52	n/a	n/a	98
April 2012	15	2	0	0	5	75	n/a	n/a	97
North Vancouver									
April 2013	29	2	25	3	52	153	n/a	n/a	264
April 2012	10	5	18	0	24	183	n/a	n/a	240
Richmond									
April 2013	211	3	115	0	55	105	n/a	n/a	489
April 2012	45	8	22	1	66	23	n/a	n/a	165
Surrey									
April 2013	271	0	88	0	293	287	n/a	n/a	939
April 2012	243	0	42	0	181	485	n/a	n/a	951
Tri-Cities									
April 2013	62	15	43	0	82	201	n/a	n/a	403
April 2012	28	3	42	0	44	92	n/a	n/a	209
University Endowment Lands									
April 2013	0	0	0	0	4	30	n/a	n/a	34
April 2012	1	0	0	0	2	15	n/a	n/a	18
Vancouver City									
April 2013	342	56	153	2	101	477	n/a	n/a	1,131
April 2012	131	29	48	0	88	366	n/a	n/a	662
West Vancouver									
April 2013	21	2	0	0	4	0	n/a	n/a	27
April 2012	15	0	0	0	0	2	n/a	n/a	17
White Rock									
April 2013	5	0	6	0	7	18	n/a	n/a	36
April 2012	1	0	10	0	0	5	n/a	n/a	16
Indian Reserves									
April 2013	0	0	0	0	0	0	n/a	n/a	0
April 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
April 2013	1,321	128	470	15	770	1,587	n/a	n/a	4,291
April 2012	701	70	330	5	533	1,699	n/a	n/a	3,338

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
April 2013	25	3	0	0	0	88	n/a	n/a	116
April 2012	28	9	0	0	86	30	n/a	n/a	153
Delta									
April 2013	12	0	0	0	1	0	n/a	n/a	13
April 2012	8	0	0	0	0	8	n/a	n/a	16
Langley									
April 2013	29	0	8	5	13	158	n/a	n/a	213
April 2012	8	0	38	0	42	18	n/a	n/a	106
Maple Ridge / Pitt Meadows									
April 2013	18	0	0	0	14	0	n/a	n/a	32
April 2012	15	0	0	0	14	0	n/a	n/a	29
New Westminster									
April 2013	7	0	0	0	1	17	n/a	n/a	25
April 2012	5	0	0	0	8	33	n/a	n/a	46
North Vancouver									
April 2013	5	0	4	0	20	2	n/a	n/a	31
April 2012	12	0	6	0	2	48	n/a	n/a	68
Richmond									
April 2013	8	0	6	0	3	68	n/a	n/a	85
April 2012	2	0	2	0	26	0	n/a	n/a	30
Surrey									
April 2013	94	0	8	0	103	10	n/a	n/a	215
April 2012	74	0	16	0	105	120	n/a	n/a	315
Tri-Cities									
April 2013	40	0	10	0	16	0	n/a	n/a	66
April 2012	1	0	6	0	28	345	n/a	n/a	380
University Endowment Lands									
April 2013	1	0	0	0	0	0	n/a	n/a	1
April 2012	0	0	0	0	0	5	n/a	n/a	5
Vancouver City									
April 2013	36	9	12	1	5	133	n/a	n/a	196
April 2012	11	5	2	1	60	97	n/a	n/a	176
West Vancouver									
April 2013	3	0	0	0	0	0	n/a	n/a	3
April 2012	11	4	0	0	1	0	n/a	n/a	16
White Rock									
April 2013	4	0	0	0	0	3	n/a	n/a	7
April 2012	1	0	0	0	0	0	n/a	n/a	1
Indian Reserves									
April 2013	0	0	0	0	0	0	n/a	n/a	0
April 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
April 2013	283	12	48	6	176	479	n/a	n/a	1,004
April 2012	176	18	70	1	372	704	n/a	n/a	1,341

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	4	10	0	0	0	0	368	0	372	10	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	6	2	2	4	0	0	0	0	8	6	33.3
Burnaby - Central Park	2	1	0	0	0	0	0	0	2	1	100.0
Burnaby - Remainder	12	12	6	6	0	0	0	0	18	18	0.0
Burnaby Total	24	25	8	10	0	0	368	0	400	35	**
Coquitlam	29	38	6	0	35	40	10	115	80	193	-58.5
Delta - Tsawwassen	0	2	0	0	0	0	0	0	0	2	-100.0
Delta - Ladner	9	0	0	0	0	0	0	0	9	0	n/a
Delta - North	1	0	12	0	0	0	0	0	13	0	n/a
Delta	10	2	12	0	0	0	0	0	22	2	**
Langley City	0	0	0	0	5	0	0	0	5	0	n/a
Langley District	26	17	0	0	37	8	9	20	72	45	60.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	15	18	0	0	0	9	0	43	15	70	-78.6
New Westminster	8	5	2	0	0	0	0	73	10	78	-87.2
North Vancouver City	5	2	0	4	0	0	167	26	172	32	**
North Vancouver DM	9	6	0	0	0	0	8	4	17	10	70.0
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	8	0	0	0	0	0	2	0	10	0	n/a
Port Moody	2	0	0	0	0	0	0	0	2	0	n/a
Richmond	8	24	4	0	10	14	96	191	118	229	-48.5
Surrey - South	13	29	0	4	55	29	1	12	69	74	-6.8
Surrey - Cloverdale	4	11	0	6	48	56	2	2	54	75	-28.0
Surrey - North	31	32	0	0	20	40	7	30	58	102	-43.1
Surrey - Guildford	1	0	0	0	7	7	49	4	57	11	**
Surrey - Whalley	7	7	0	0	4	7	63	6	74	20	**
Surrey Total	56	79	0	10	134	139	122	54	312	282	10.6
University Endowment Lands	0	1	0	0	0	0	77	0	77	1	**
Vancouver - West End	0	0	0	0	0	0	5	0	5	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	2	0	2	0	0	0	5	0	9	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	139	0	139	-100.0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	3	1	0	0	0	0	0	0	3	1	200.0
Vancouver - Marpole	6	2	4	0	0	0	1	2	11	4	175.0
Vancouver - Eastside	72	15	0	4	11	3	27	30	110	52	111.5
Vancouver - Mt. Pleasant	0	0	4	8	0	0	0	0	4	8	-50.0
Vancouver - Strath/Grand	0	0	2	0	3	0	0	0	5	0	n/a
Vancouver - Westside	23	28	0	0	0	0	4	8	27	36	-25.0
Vancouver Total	106	46	12	12	14	3	42	179	174	240	-27.5
West Vancouver	14	12	0	0	0	0	0	0	14	12	16.7
White Rock	2	1	0	0	0	0	1	102	3	103	-97.1
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	323	276	44	36	235	213	902	807	1,504	1,332	12.9

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	4	1	0	0	0	0	0	0	4	1	**
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	3	3	0	0	0	0	1	0	4	3	33.3
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	13	30	0	6	0	0	368	0	381	36	**
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - South & East	9	9	10	6	0	0	0	0	19	15	26.7
Burnaby - Central Park	9	4	0	4	0	0	249	544	258	552	-53.3
Burnaby - Remainder	36	36	14	12	0	0	0	0	50	48	4.2
Burnaby Total	68	80	24	28	0	0	617	544	709	652	8.7
Coquitlam	101	67	28	4	76	103	222	314	427	488	-12.5
Delta - Tsawwassen	8	7	0	0	0	0	2	2	10	9	11.1
Delta - Ladner	18	5	0	0	0	0	2	0	20	5	**
Delta - North	12	4	28	18	0	13	11	8	51	43	18.6
Delta	38	16	28	18	0	13	15	10	81	57	42.1
Langley City	3	3	0	0	5	0	0	0	8	3	166.7
Langley District	69	55	0	4	75	106	94	54	238	219	8.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	68	66	2	0	0	9	0	120	70	195	-64.1
New Westminster	16	15	6	2	70	0	0	340	92	357	-74.2
North Vancouver City	10	9	2	6	0	7	385	208	397	230	72.6
North Vancouver DM	32	20	0	0	0	0	25	44	57	64	-10.9
Pitt Meadows	1	1	0	0	0	0	0	0	1	1	0.0
Port Coquitlam	14	2	0	0	67	29	53	36	134	67	100.0
Port Moody	4	3	0	0	0	13	0	185	4	201	-98.0
Richmond	57	96	4	8	57	47	228	242	346	393	-12.0
Surrey - South	69	110	0	22	139	88	61	38	269	258	4.3
Surrey - Cloverdale	34	28	0	20	116	156	120	10	270	214	26.2
Surrey - North	104	115	2	0	95	171	37	96	238	382	-37.7
Surrey - Guildford	8	3	0	0	7	24	53	8	68	35	94.3
Surrey - Whalley	38	21	0	0	4	11	73	20	115	52	121.2
Surrey Total	253	277	2	42	361	450	344	172	960	941	2.0
University Endowment Lands	1	1	0	0	7	0	513	0	521	1	**
Vancouver - West End	0	0	4	0	0	0	5	0	9	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	155	401	155	401	-61.3
Vancouver - Kitsilano	5	0	8	0	0	0	6	53	19	53	-64.2
Vancouver - False Creek	0	0	0	0	0	0	288	558	288	558	-48.4
Vancouver - Granville/Oak	3	0	0	2	0	4	5	3	8	9	-11.1
Vancouver - Kerrisdale	19	7	0	0	0	0	1	4	20	11	81.8
Vancouver - Marpole	17	7	6	0	0	0	4	11	27	18	50.0
Vancouver - Eastside	232	102	20	14	21	20	118	396	391	532	-26.5
Vancouver - Mt. Pleasant	0	0	10	10	0	0	58	0	68	10	**
Vancouver - Strath/Grand	1	2	8	4	3	9	260	0	272	15	**
Vancouver - Westside	94	92	0	0	0	0	17	36	111	128	-13.3
Vancouver Total	371	210	56	30	24	33	917	1,462	1,368	1,735	-21.2
West Vancouver	43	45	0	8	0	0	0	148	43	201	-78.6
White Rock	11	6	2	0	0	5	7	143	20	154	-87.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	1,167	976	154	150	742	815	3,421	4,022	5,484	5,963	-8.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	368	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	368	0	0	0
Coquitlam	35	40	0	0	0	114	10	1
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	0
Langley City	5	0	0	0	0	0	0	0
Langley District	37	8	0	0	0	20	9	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	9	0	0	0	43	0	0
New Westminster	0	0	0	0	0	73	0	0
North Vancouver City	0	0	0	0	164	26	3	0
North Vancouver DM	0	0	0	0	0	4	8	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	2	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	10	14	0	0	92	191	4	0
Surrey - South	55	29	0	0	0	12	1	0
Surrey - Cloverdale	48	56	0	0	0	2	2	0
Surrey - North	20	40	0	0	0	30	7	0
Surrey - Guildford	7	7	0	0	49	4	0	0
Surrey - Whalley	4	7	0	0	62	6	1	0
Surrey Total	134	139	0	0	111	54	11	0
University Endowment Lands	0	0	0	0	77	0	0	0
Vancouver - West End	0	0	0	0	5	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	4	0	1	0
Vancouver - False Creek	0	0	0	0	0	139	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	2	1	0
Vancouver - Eastside	11	3	0	0	0	30	27	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	3	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	8	4	0
Vancouver Total	14	3	0	0	9	179	33	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	102	1	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	235	213	0	0	821	806	81	1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	368	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	249	544	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	617	544	0	0
Coquitlam	76	103	0	0	196	308	26	6
Delta - Tsawwassen	0	0	0	0	0	2	2	0
Delta - Ladner	0	0	0	0	0	0	2	0
Delta - North	0	13	0	0	0	8	11	0
Delta	0	13	0	0	0	10	15	0
Langley City	5	0	0	0	0	0	0	0
Langley District	75	106	0	0	66	54	28	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	9	0	0	0	120	0	0
New Westminster	70	0	0	0	0	340	0	0
North Vancouver City	0	7	0	0	360	208	25	0
North Vancouver DM	0	0	0	0	0	44	25	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	67	29	0	0	46	36	7	0
Port Moody	0	13	0	0	0	185	0	0
Richmond	57	47	0	0	215	242	13	0
Surrey - South	139	88	0	0	50	38	11	0
Surrey - Cloverdale	116	156	0	0	112	10	8	0
Surrey - North	95	171	0	0	0	96	37	0
Surrey - Guildford	7	24	0	0	49	8	4	0
Surrey - Whalley	4	11	0	0	62	20	11	0
Surrey Total	361	450	0	0	273	172	71	0
University Endowment Lands	7	0	0	0	232	0	281	0
Vancouver - West End	0	0	0	0	5	0	0	0
Vancouver - Downtown	0	0	0	0	155	401	0	0
Vancouver - Kitsilano	0	0	0	0	4	53	2	0
Vancouver - False Creek	0	0	0	0	198	558	90	0
Vancouver - Granville/Oak	0	4	0	0	4	3	1	0
Vancouver - Kerrisdale	0	0	0	0	0	4	1	0
Vancouver - Marpole	0	0	0	0	0	10	4	1
Vancouver - Eastside	21	20	0	0	10	393	108	3
Vancouver - Mt. Pleasant	0	0	0	0	58	0	0	0
Vancouver - Strath/Grand	3	9	0	0	0	0	260	0
Vancouver - Westside	0	0	0	0	2	33	15	3
Vancouver Total	24	33	0	0	436	1,455	481	7
West Vancouver	0	0	0	0	0	18	0	130
White Rock	0	5	0	0	0	143	7	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	742	815	0	0	2,441	3,879	980	143

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	10	368	0	0	0	372	10
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	8	6	0	0	0	0	8	6
Burnaby - Central Park	2	1	0	0	0	0	2	1
Burnaby - Remainder	18	18	0	0	0	0	18	18
Burnaby Total	32	35	368	0	0	0	400	35
Coquitlam	30	66	37	126	13	1	80	193
Delta - Tsawwassen	0	2	0	0	0	0	0	2
Delta - Ladner	9	0	0	0	0	0	9	0
Delta - North	13	0	0	0	0	0	13	0
Delta	22	2	0	0	0	0	22	2
Langley City	0	0	5	0	0	0	5	0
Langley District	21	36	42	8	9	1	72	45
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	15	18	0	52	0	0	15	70
New Westminster	10	5	0	73	0	0	10	78
North Vancouver City	5	6	164	26	3	0	172	32
North Vancouver DM	9	10	0	0	8	0	17	10
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	8	0	0	0	2	0	10	0
Port Moody	2	0	0	0	0	0	2	0
Richmond	6	38	106	191	6	0	118	229
Surrey - South	13	41	55	33	1	0	69	74
Surrey - Cloverdale	4	10	48	62	2	3	54	75
Surrey - North	29	59	20	40	9	3	58	102
Surrey - Guildford	1	4	56	7	0	0	57	11
Surrey - Whalley	7	13	66	7	1	0	74	20
Surrey Total	54	127	245	149	13	6	312	282
University Endowment Lands	0	1	77	0	0	0	77	1
Vancouver - West End	0	0	5	0	0	0	5	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	4	0	4	0	1	0	9	0
Vancouver - False Creek	0	0	0	139	0	0	0	139
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	2	1	0	0	1	0	3	1
Vancouver - Marpole	10	3	0	0	1	1	11	4
Vancouver - Eastside	45	45	11	5	54	2	110	52
Vancouver - Mt. Pleasant	4	8	0	0	0	0	4	8
Vancouver - Strath/Grand	2	0	3	0	0	0	5	0
Vancouver - Westside	20	27	0	0	7	9	27	36
Vancouver Total	87	84	23	144	64	12	174	240
West Vancouver	14	12	0	0	0	0	14	12
White Rock	2	9	0	94	1	0	3	103
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	318	449	1,067	863	119	20	1,504	1,332

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	3	1	0	0	1	0	4	1
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	3	0	0	1	0	4	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	13	34	368	2	0	0	381	36
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	1
Burnaby - South & East	19	15	0	0	0	0	19	15
Burnaby - Central Park	9	8	249	544	0	0	258	552
Burnaby - Remainder	50	48	0	0	0	0	50	48
Burnaby Total	92	106	617	546	0	0	709	652
Coquitlam	99	158	290	324	38	6	427	488
Delta - Tsawwassen	8	9	0	0	2	0	10	9
Delta - Ladner	18	5	0	0	2	0	20	5
Delta - North	36	22	4	21	11	0	51	43
Delta	62	36	4	21	15	0	81	57
Langley City	3	3	5	0	0	0	8	3
Langley District	57	102	149	109	32	8	238	219
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	68	66	2	129	0	0	70	195
New Westminster	20	17	72	340	0	0	92	357
North Vancouver City	10	18	360	209	27	3	397	230
North Vancouver DM	32	40	0	24	25	0	57	64
Pitt Meadows	1	1	0	0	0	0	1	1
Port Coquitlam	14	8	113	59	7	0	134	67
Port Moody	4	3	0	198	0	0	4	201
Richmond	53	169	277	224	16	0	346	393
Surrey - South	67	148	189	110	13	0	269	258
Surrey - Cloverdale	24	31	228	176	18	7	270	214
Surrey - North	99	202	97	171	42	9	238	382
Surrey - Guildford	8	11	56	24	4	0	68	35
Surrey - Whalley	38	41	66	11	11	0	115	52
Surrey Total	236	433	636	492	88	16	960	941
University Endowment Lands	1	1	239	0	281	0	521	1
Vancouver - West End	4	0	5	0	0	0	9	0
Vancouver - Downtown	0	0	155	401	0	0	155	401
Vancouver - Kitsilano	13	3	4	50	2	0	19	53
Vancouver - False Creek	0	0	198	558	90	0	288	558
Vancouver - Granville/Oak	2	2	4	7	2	0	8	9
Vancouver - Kerrisdale	16	11	0	0	4	0	20	11
Vancouver - Marpole	21	15	0	0	6	3	27	18
Vancouver - Eastside	148	195	31	291	212	46	391	532
Vancouver - Mt. Pleasant	10	10	58	0	0	0	68	10
Vancouver - Strath/Grand	9	6	3	9	260	0	272	15
Vancouver - Westside	71	100	2	3	38	25	111	128
Vancouver Total	294	342	460	1,319	614	74	1,368	1,735
West Vancouver	43	45	0	26	0	130	43	201
White Rock	13	34	0	120	7	0	20	154
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,108	1,586	3,224	4,140	1,152	237	5,484	5,963

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	7	0	0	0	0	0	47	6	54	-88.9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	4	0	2	0	0	28	0	32	6	**
Burnaby - Central Park	1	4	0	0	0	0	0	0	1	4	-75.0
Burnaby - Remainder	14	17	6	4	0	113	0	0	20	134	-85.1
Burnaby Total	25	32	6	6	0	113	28	47	59	198	-70.2
Coquitlam	42	2	8	0	0	22	18	388	68	412	-83.5
Delta - Tsawwassen	7	0	2	0	0	0	0	0	9	0	n/a
Delta - Ladner	2	7	0	0	0	0	0	0	2	7	-71.4
Delta - North	4	0	0	0	0	0	2	0	6	0	n/a
Delta	13	7	2	0	0	0	2	0	17	7	142.9
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	36	20	0	2	11	19	178	30	225	71	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	22	17	0	6	24	12	0	0	46	35	31.4
New Westminster	2	3	0	0	0	11	0	29	2	43	-95.3
North Vancouver City	5	3	2	0	0	0	4	58	11	61	-82.0
North Vancouver DM	2	7	0	2	24	9	1	16	27	34	-20.6
Pitt Meadows	0	2	0	0	0	0	0	0	0	2	-100.0
Port Coquitlam	1	0	0	0	0	0	1	0	2	0	n/a
Port Moody	2	0	0	0	0	0	0	0	2	0	n/a
Richmond	16	2	0	2	0	29	150	2	166	35	**
Surrey - South	32	19	0	0	15	0	5	64	52	83	-37.3
Surrey - Cloverdale	12	8	0	0	34	13	2	65	48	86	-44.2
Surrey - North	41	35	0	0	47	34	16	16	104	85	22.4
Surrey - Guildford	0	3	0	0	0	22	0	0	0	25	-100.0
Surrey - Whalley	15	5	0	0	0	0	4	2	19	7	171.4
Surrey Total	100	70	0	0	96	69	27	147	223	286	-22.0
University Endowment Lands	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	81	0	81	-100.0
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	2	0	0	0	6	2	8	2	**
Vancouver - False Creek	0	1	0	0	0	0	280	0	280	1	**
Vancouver - Granville/Oak	1	0	0	0	0	0	1	0	2	0	n/a
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Marpole	3	1	2	0	0	0	0	0	5	1	**
Vancouver - Eastside	59	1	4	0	0	58	23	0	86	59	45.8
Vancouver - Mt. Pleasant	0	0	6	0	0	0	0	0	6	0	n/a
Vancouver - Strath/Grand	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Westside	7	11	0	0	0	6	1	3	8	20	-60.0
Vancouver Total	70	14	14	2	0	64	311	86	395	166	138.0
West Vancouver	3	9	0	4	0	0	0	0	3	13	-76.9
White Rock	5	2	0	0	0	0	6	2	11	4	175.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	346	190	32	24	155	348	726	805	1,259	1,367	-7.9

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	4	3	0	0	0	0	0	0	4	3	33.3
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - Mountain	2	0	0	0	0	0	75	0	77	0	n/a
Burnaby - North	26	23	0	0	0	0	18	47	44	70	-37.1
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	13	17	4	6	0	12	72	37	89	72	23.6
Burnaby - Central Park	7	9	0	0	0	0	0	0	7	9	-22.2
Burnaby - Remainder	36	42	14	14	0	118	60	342	110	516	-78.7
Burnaby Total	84	92	18	20	0	130	225	426	327	668	-51.0
Coquitlam	124	90	12	0	82	148	392	471	610	709	-14.0
Delta - Tsawwassen	11	2	2	0	0	0	1	0	14	2	**
Delta - Ladner	16	9	0	0	0	0	5	2	21	11	90.9
Delta - North	14	11	8	24	0	50	9	12	31	97	-68.0
Delta	41	22	10	24	0	50	15	14	66	110	-40.0
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	116	70	2	2	95	103	204	122	417	297	40.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	67	89	0	10	24	95	0	0	91	194	-53.1
New Westminster	14	13	2	0	0	23	0	116	16	152	-89.5
North Vancouver City	8	8	6	6	12	0	32	224	58	238	-75.6
North Vancouver DM	17	20	0	2	24	9	29	82	70	113	-38.1
Pitt Meadows	7	3	0	0	0	0	0	0	7	3	133.3
Port Coquitlam	9	4	0	0	18	0	37	130	64	134	-52.2
Port Moody	3	4	0	0	23	0	0	0	26	4	**
Richmond	109	20	0	20	30	60	621	227	760	327	132.4
Surrey - South	102	89	12	8	68	98	20	116	202	311	-35.0
Surrey - Cloverdale	38	42	0	12	112	76	10	154	160	284	-43.7
Surrey - North	139	164	2	0	194	105	260	108	595	377	57.8
Surrey - Guildford	3	3	0	0	0	22	2	0	5	25	-80.0
Surrey - Whalley	45	25	0	2	0	18	9	12	54	57	-5.3
Surrey Total	327	323	14	22	374	319	301	390	1,016	1,054	-3.6
University Endowment Lands	3	0	0	0	16	0	90	0	109	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	81	0	81	-100.0
Vancouver - Downtown	0	1	0	0	0	0	156	440	156	441	-64.6
Vancouver - Kitsilano	1	3	10	6	0	21	6	4	17	34	-50.0
Vancouver - False Creek	0	1	0	0	0	0	280	0	280	1	**
Vancouver - Granville/Oak	3	2	0	0	9	6	2	2	14	10	40.0
Vancouver - Kerrisdale	13	7	0	0	0	0	1	2	14	9	55.6
Vancouver - Marpole	15	9	2	2	0	0	5	3	22	14	57.1
Vancouver - Eastside	185	74	20	14	55	64	548	292	808	444	82.0
Vancouver - Mt. Pleasant	0	1	14	2	0	0	102	251	116	254	-54.3
Vancouver - Strath/Grand	1	5	0	2	9	0	0	0	10	7	42.9
Vancouver - Westside	97	37	0	0	0	24	12	21	109	82	32.9
Vancouver Total	315	140	46	26	73	115	1,112	1,096	1,546	1,377	12.3
West Vancouver	25	49	0	6	0	3	0	0	25	58	-56.9
White Rock	18	7	0	0	5	0	30	10	53	17	**
Indian Reserves	0	0	0	0	0	0	103	0	103	0	n/a
Vancouver CMA	1,294	959	110	138	776	1,055	3,191	3,308	5,371	5,460	-1.6

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	47	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	28	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	113	0	0	0	0	0	0
Burnaby Total	0	113	0	0	28	47	0	0
Coquitlam	0	22	0	0	0	388	18	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	2	0
Delta	0	0	0	0	0	0	2	0
Langley City	0	0	0	0	0	0	0	0
Langley District	11	19	0	0	166	30	12	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	24	12	0	0	0	0	0	0
New Westminster	0	11	0	0	0	29	0	0
North Vancouver City	0	0	0	0	0	58	4	0
North Vancouver DM	24	9	0	0	0	16	1	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	1	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	29	0	0	71	2	79	0
Surrey - South	15	0	0	0	0	64	5	0
Surrey - Cloverdale	34	13	0	0	0	65	2	0
Surrey - North	47	34	0	0	0	16	16	0
Surrey - Guildford	0	22	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	2	4	0
Surrey Total	96	69	0	0	0	147	27	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	81	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	6	2	0	0
Vancouver - False Creek	0	0	0	0	133	0	147	0
Vancouver - Granville/Oak	0	0	0	0	0	0	1	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	58	0	0	0	0	23	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	6	0	0	0	2	1	1
Vancouver Total	0	64	0	0	139	85	172	1
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	3	2	3	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	155	348	0	0	407	804	319	1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	75	0	0	0
Burnaby - North	0	0	0	0	18	47	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	12	0	0	72	37	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	118	0	0	60	342	0	0
Burnaby Total	0	130	0	0	225	426	0	0
Coquitlam	82	148	0	0	325	470	67	1
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	2	2	3	0
Delta - North	0	50	0	0	0	12	9	0
Delta	0	50	0	0	2	14	13	0
Langley City	0	0	0	0	0	0	0	0
Langley District	95	103	0	0	166	122	38	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	24	95	0	0	0	0	0	0
New Westminster	0	23	0	0	0	92	0	24
North Vancouver City	12	0	0	0	0	224	32	0
North Vancouver DM	24	9	0	0	24	82	5	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	18	0	0	0	30	130	7	0
Port Moody	23	0	0	0	0	0	0	0
Richmond	12	60	18	0	498	147	123	80
Surrey - South	68	98	0	0	0	116	20	0
Surrey - Cloverdale	112	76	0	0	0	154	10	0
Surrey - North	194	105	0	0	96	72	164	36
Surrey - Guildford	0	22	0	0	0	0	2	0
Surrey - Whalley	0	18	0	0	0	12	9	0
Surrey Total	374	319	0	0	96	354	205	36
University Endowment Lands	16	0	0	0	90	0	0	0
Vancouver - West End	0	0	0	0	0	81	0	0
Vancouver - Downtown	0	0	0	0	156	440	0	0
Vancouver - Kitsilano	0	21	0	0	6	4	0	0
Vancouver - False Creek	0	0	0	0	133	0	147	0
Vancouver - Granville/Oak	9	6	0	0	0	2	2	0
Vancouver - Kerrisdale	0	0	0	0	0	2	1	0
Vancouver - Marpole	0	0	0	0	0	2	5	1
Vancouver - Eastside	55	64	0	0	451	283	97	9
Vancouver - Mt. Pleasant	0	0	0	0	102	251	0	0
Vancouver - Strath/Grand	9	0	0	0	0	0	0	0
Vancouver - Westside	0	24	0	0	0	20	12	1
Vancouver Total	73	115	0	0	848	1,085	264	11
West Vancouver	0	3	0	0	0	0	0	0
White Rock	5	0	0	0	21	10	9	0
Indian Reserves	0	0	0	0	103	0	0	0
Vancouver CMA	758	1,055	18	0	2,428	3,156	763	152

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	6	7	0	47	0	0	6	54
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	6	28	0	0	0	32	6
Burnaby - Central Park	1	4	0	0	0	0	1	4
Burnaby - Remainder	20	21	0	113	0	0	20	134
Burnaby Total	31	38	28	160	0	0	59	198
Coquitlam	41	4	8	408	19	0	68	412
Delta - Tsawwassen	7	0	2	0	0	0	9	0
Delta - Ladner	2	5	0	0	0	2	2	7
Delta - North	4	0	0	0	2	0	6	0
Delta	13	5	2	0	2	2	17	7
Langley City	0	0	0	0	0	0	0	0
Langley District	28	42	184	25	13	4	225	71
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	21	17	24	18	1	0	46	35
New Westminster	2	3	0	40	0	0	2	43
North Vancouver City	7	7	0	54	4	0	11	61
North Vancouver DM	2	7	24	27	1	0	27	34
Pitt Meadows	0	2	0	0	0	0	0	2
Port Coquitlam	1	0	0	0	1	0	2	0
Port Moody	2	0	0	0	0	0	2	0
Richmond	15	4	71	31	80	0	166	35
Surrey - South	31	21	15	62	6	0	52	83
Surrey - Cloverdale	10	8	34	76	4	2	48	86
Surrey - North	41	47	47	34	16	4	104	85
Surrey - Guildford	0	3	0	22	0	0	0	25
Surrey - Whalley	15	7	0	0	4	0	19	7
Surrey Total	97	86	96	194	30	6	223	286
University Endowment Lands	1	0	0	0	0	0	1	0
Vancouver - West End	0	0	0	81	0	0	0	81
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	5	2	3	0	0	0	8	2
Vancouver - False Creek	0	1	133	0	147	0	280	1
Vancouver - Granville/Oak	1	0	0	0	1	0	2	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	4	0	0	0	1	1	5	1
Vancouver - Eastside	45	0	0	59	41	0	86	59
Vancouver - Mt. Pleasant	6	0	0	0	0	0	6	0
Vancouver - Strath/Grand	0	2	0	0	0	0	0	2
Vancouver - Westside	4	8	0	6	4	6	8	20
Vancouver Total	65	13	136	146	194	7	395	166
West Vancouver	3	13	0	0	0	0	3	13
White Rock	5	4	3	0	3	0	11	4
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	335	245	576	1,103	348	19	1,259	1,367

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Belcarra													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Bowen Island													
April 2013	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	33.3	0	0.0	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Burnaby													
April 2013	0	0.0	0	0.0	7	28.0	13	52.0	5	20.0	25	1,093,000	1,201,764
April 2012	0	0.0	0	0.0	11	39.3	17	60.7	0	0.0	28	1,018,000	1,010,171
Year-to-date 2013	0	0.0	1	2.6	11	28.9	20	52.6	6	15.8	38	1,074,000	1,154,489
Year-to-date 2012	1	1.0	2	1.9	34	32.4	63	60.0	5	4.8	105	1,018,000	1,078,781
Coquitlam													
April 2013	0	0.0	10	25.6	23	59.0	6	15.4	0	0.0	39	833,079	860,817
April 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	22	22.4	60	61.2	13	13.3	3	3.1	98	829,986	886,226
Year-to-date 2012	0	0.0	23	27.4	54	64.3	7	8.3	0	0.0	84	809,900	823,706
Delta													
April 2013	0	0.0	0	0.0	4	33.3	8	66.7	0	0.0	12	1,012,019	1,029,825
April 2012	0	0.0	2	25.0	5	62.5	1	12.5	0	0.0	8	--	--
Year-to-date 2013	0	0.0	3	8.8	15	44.1	16	47.1	0	0.0	34	962,000	989,256
Year-to-date 2012	1	4.0	4	16.0	15	60.0	3	12.0	2	8.0	25	840,000	926,801
Langley City													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Langley District													
April 2013	12	35.3	10	29.4	4	11.8	3	8.8	5	14.7	34	624,000	969,176
April 2012	1	12.5	4	50.0	0	0.0	2	25.0	1	12.5	8	--	--
Year-to-date 2013	33	32.4	26	25.5	15	14.7	7	6.9	21	20.6	102	699,900	989,773
Year-to-date 2012	13	25.5	14	27.5	8	15.7	10	19.6	6	11.8	51	699,900	937,448

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
April 2013	17	94.4	1	5.6	0	0.0	0	0.0	0	0.0	18	559,900	538,344
April 2012	11	84.6	2	15.4	0	0.0	0	0.0	0	0.0	13	569,900	557,446
Year-to-date 2013	37	80.4	7	15.2	2	4.3	0	0.0	0	0.0	46	575,400	568,079
Year-to-date 2012	51	71.8	18	25.4	2	2.8	0	0.0	0	0.0	71	569,900	571,232
New Westminster													
April 2013	0	0.0	3	42.9	4	57.1	0	0.0	0	0.0	7	--	--
April 2012	0	0.0	3	60.0	1	20.0	1	20.0	0	0.0	5	--	--
Year-to-date 2013	0	0.0	3	30.0	7	70.0	0	0.0	0	0.0	10	814,500	820,200
Year-to-date 2012	2	15.4	4	30.8	5	38.5	2	15.4	0	0.0	13	750,000	748,053
North Vancouver City													
April 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
April 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
North Vancouver DM													
April 2013	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
April 2012	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	3	20.0	12	80.0	15	1,740,000	1,956,511
Year-to-date 2012	0	0.0	0	0.0	0	0.0	10	50.0	10	50.0	20	1,510,100	1,649,540
Pitt Meadows													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	--	--
Port Coquitlam													
April 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Year-to-date 2012	0	0.0	2	40.0	3	60.0	0	0.0	0	0.0	5	--	--
Port Moody													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Richmond													
April 2013	0	0.0	0	0.0	0	0.0	7	87.5	1	12.5	8	--	--
April 2012	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	2	4.1	23	46.9	24	49.0	49	1,485,000	1,696,726
Year-to-date 2012	0	0.0	0	0.0	0	0.0	8	57.1	6	42.9	14	1,410,000	1,578,500

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
April 2013	14	14.9	37	39.4	34	36.2	5	5.3	4	4.3	94	729,450	805,808
April 2012	25	33.8	28	37.8	18	24.3	3	4.1	0	0.0	74	699,000	705,470
Year-to-date 2013	50	17.4	106	36.8	101	35.1	15	5.2	16	5.6	288	736,650	842,398
Year-to-date 2012	88	29.3	121	40.3	69	23.0	9	3.0	13	4.3	300	699,000	757,324
University Endowment Lands													
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver City													
April 2013	0	0.0	0	0.0	1	2.7	17	45.9	19	51.4	37	1,600,000	2,228,391
April 2012	0	0.0	0	0.0	1	8.3	2	16.7	9	75.0	12	3,048,000	2,662,083
Year-to-date 2013	0	0.0	0	0.0	6	4.3	49	35.3	84	60.4	139	1,868,000	2,177,167
Year-to-date 2012	0	0.0	0	0.0	16	11.6	38	27.5	84	60.9	138	2,403,500	2,400,318
West Vancouver													
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	3,458,000	3,562,818
Year-to-date 2013	1	4.2	0	0.0	0	0.0	0	0.0	23	95.8	24	4,245,000	4,223,483
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	41	100.0	41	3,256,000	3,610,354
White Rock													
April 2013	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	13	81.3	3	18.8	16	1,299,000	1,517,313
Year-to-date 2012	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	--	--
Indian Reserves													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
April 2013	44	15.2	61	21.1	78	27.0	65	22.5	41	14.2	289	849,000	1,127,830
April 2012	38	21.5	40	22.6	37	20.9	32	18.1	30	16.9	177	828,288	1,151,958
Year-to-date 2013	125	14.3	168	19.2	224	25.5	164	18.7	196	22.3	877	878,900	1,262,103
Year-to-date 2012	162	18.1	192	21.5	208	23.2	158	17.7	175	19.6	895	840,000	1,230,595

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2013

Submarket	April 2013	April 2012	% Change	YTD 2013	YTD 2012	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	1,201,764	1,010,171	19.0	1,154,489	1,078,781	7.0
Coquitlam	860,817	--	n/a	886,226	823,706	7.6
Delta	1,029,825	--	n/a	989,256	926,801	6.7
Langley City	--	--	n/a	--	--	n/a
Langley District	969,176	--	n/a	989,773	937,448	5.6
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	538,344	557,446	-3.4	568,079	571,232	-0.6
New Westminster	--	--	n/a	820,200	748,053	9.6
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,956,511	1,649,540	18.6
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	--	--	n/a	1,696,726	1,578,500	7.5
Surrey Total	805,808	705,470	14.2	842,398	757,324	11.2
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,228,391	2,662,083	-16.3	2,177,167	2,400,318	-9.3
West Vancouver	--	3,562,818	n/a	4,223,483	3,610,354	17.0
White Rock	--	--	n/a	1,517,313	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,127,830	1,151,958	-2.1	1,262,103	1,230,595	2.6

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver April 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	1,607	-13.4	2,516	5,906	5,725	43.9	752,380	-1.3	751,749
	February	2,572	-18.1	2,434	5,698	5,005	48.6	806,094	1.8	789,865
	March	2,919	-29.4	2,316	5,996	4,919	47.1	761,742	-3.1	766,111
	April	2,837	-13.2	2,281	6,200	5,034	45.3	735,315	-9.8	737,424
	May	2,897	-15.6	2,157	7,138	5,061	42.6	732,736	-11.9	710,659
	June	2,398	-27.7	2,101	5,747	5,090	41.3	701,141	-13.3	690,157
	July	2,135	-18.3	2,054	4,944	4,839	42.4	667,462	-12.4	694,803
	August	1,670	-31.0	1,797	4,203	4,875	36.9	725,086	-6.9	729,407
	September	1,536	-33.2	1,973	5,447	5,389	36.6	722,681	-3.8	716,025
	October	1,970	-16.5	2,026	4,451	4,872	41.6	736,732	-4.0	713,814
	November	1,733	-27.6	1,882	2,843	4,647	40.5	682,215	-6.3	717,714
	December	1,171	-31.1	1,908	1,442	4,559	41.9	683,875	-0.8	721,028
2013	January	1,374	-14.5	1,951	5,258	4,772	40.9	748,651	-0.5	746,281
	February	1,822	-29.2	1,857	5,010	4,751	39.1	760,976	-5.6	762,752
	March	2,373	-18.7	2,012	5,024	4,595	43.8	759,340	-0.3	734,879
	April	2,666	-6.0	1,981	6,049	4,465	44.4	739,587	0.6	735,641
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	7,098	-22.3		17,600			775,693	-1.0	
	Q1 2013	5,569	-21.5		15,292			757,238	-2.4	
	YTD 2012	9,935	-19.9		23,800			764,163	-3.5	
	YTD 2013	8,235	-17.1		21,341			751,524	-1.7	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2013

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	98.4	117.9	1,262	6.9	66.5	870
	February	595	3.20	5.24	98.2	118.4	1,264	6.7	66.3	873
	March	595	3.20	5.24	98.1	119.1	1,266	6.6	66.3	873
	April	607	3.20	5.44	98.1	119.4	1,274	6.3	66.3	866
	May	601	3.20	5.34	98.2	119.8	1,279	6.5	66.6	856
	June	595	3.20	5.24	98.2	119.5	1,282	6.5	66.7	853
	July	595	3.10	5.24	98.3	119.2	1,280	6.9	66.8	854
	August	595	3.10	5.24	98.3	119.4	1,278	6.9	66.5	857
	September	595	3.10	5.24	98.2	119.3	1,277	7.1	66.5	858
	October	595	3.10	5.24	98.3	119.3	1,276	7.1	66.4	862
	November	595	3.10	5.24	97.9	118.9	1,273	7.0	66.1	868
	December	595	3.00	5.24	97.6	118.3	1,271	6.7	65.7	874
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.3	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,274	6.8	65.6	892
	April	590	3.00	5.14		118.5	1,278	6.8	65.8	893
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford-Mission CMA
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2013	11	0	0	0	0	0	0	1	12
April 2012	25	0	4	0	0	31	0	0	60
% Change	-56.0	n/a	-100.0	n/a	n/a	-100.0	n/a	n/a	-80.0
Year-to-date 2013	55	0	0	0	56	0	0	76	187
Year-to-date 2012	69	2	14	0	44	31	3	0	163
% Change	-20.3	-100.0	-100.0	n/a	27.3	-100.0	-100.0	n/a	14.7
UNDER CONSTRUCTION									
April 2013	125	0	0	0	118	0	0	88	331
April 2012	145	4	50	0	164	118	8	0	489
% Change	-13.8	-100.0	-100.0	n/a	-28.0	-100.0	-100.0	n/a	-32.3
COMPLETIONS									
April 2013	12	0	0	0	10	0	2	0	24
April 2012	15	0	14	0	0	0	2	0	31
% Change	-20.0	n/a	-100.0	n/a	n/a	n/a	0.0	n/a	-22.6
Year-to-date 2013	62	0	0	0	21	0	3	37	123
Year-to-date 2012	53	0	30	1	4	0	3	0	91
% Change	17.0	n/a	-100.0	-100.0	**	n/a	0.0	n/a	35.2
COMPLETED & NOT ABSORBED									
April 2013	96	3	2	0	54	26	n/a	n/a	181
April 2012	93	0	12	0	9	2	n/a	n/a	116
% Change	3.2	n/a	-83.3	n/a	**	**	n/a	n/a	56.0
ABSORBED									
April 2013	21	0	2	0	7	2	n/a	n/a	32
April 2012	19	0	12	0	0	0	n/a	n/a	31
% Change	10.5	n/a	-83.3	n/a	n/a	n/a	n/a	n/a	3.2
Year-to-date 2013	82	1	4	0	10	3	n/a	n/a	100
Year-to-date 2012	67	0	24	1	3	0	n/a	n/a	95
% Change	22.4	n/a	-83.3	-100.0	**	n/a	n/a	n/a	5.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
April 2013	8	0	0	0	0	0	0	1	9
April 2012	22	0	4	0	0	31	0	0	57
Mission DM									
April 2013	3	0	0	0	0	0	0	0	3
April 2012	3	0	0	0	0	0	0	0	3
Indian Reserves									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2013	11	0	0	0	0	0	0	1	12
April 2012	25	0	4	0	0	31	0	0	60
UNDER CONSTRUCTION									
Abbotsford City									
April 2013	90	0	0	0	118	0	0	88	296
April 2012	105	0	50	0	164	118	3	0	440
Mission DM									
April 2013	35	0	0	0	0	0	0	0	35
April 2012	40	4	0	0	0	0	5	0	49
Indian Reserves									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2013	125	0	0	0	118	0	0	88	331
April 2012	145	4	50	0	164	118	8	0	489
COMPLETIONS									
Abbotsford City									
April 2013	8	0	0	0	10	0	0	0	18
April 2012	11	0	14	0	0	0	1	0	26
Mission DM									
April 2013	4	0	0	0	0	0	2	0	6
April 2012	4	0	0	0	0	0	1	0	5
Indian Reserves									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2013	12	0	0	0	10	0	2	0	24
April 2012	15	0	14	0	0	0	2	0	31

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
April 2013	68	0	2	0	54	26	n/a	n/a	150
April 2012	66	0	12	0	9	2	n/a	n/a	89
Mission DM									
April 2013	28	3	0	0	0	0	n/a	n/a	31
April 2012	27	0	0	0	0	0	n/a	n/a	27
Indian Reserves									
April 2013	0	0	0	0	0	0	n/a	n/a	0
April 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
April 2013	96	3	2	0	54	26	n/a	n/a	181
April 2012	93	0	12	0	9	2	n/a	n/a	116
ABSORBED									
Abbotsford City									
April 2013	16	0	2	0	7	2	n/a	n/a	27
April 2012	11	0	12	0	0	0	n/a	n/a	23
Mission DM									
April 2013	5	0	0	0	0	0	n/a	n/a	5
April 2012	8	0	0	0	0	0	n/a	n/a	8
Indian Reserves									
April 2013	0	0	0	0	0	0	n/a	n/a	0
April 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
April 2013	21	0	2	0	7	2	n/a	n/a	32
April 2012	19	0	12	0	0	0	n/a	n/a	31

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Abbotsford-Mission CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	% Change
Abbotsford City	8	22	0	0	0	0	1	35	9	57	-84.2
Mission DM	3	3	0	0	0	0	0	0	3	3	0.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	11	25	0	0	0	0	1	35	12	60	-80.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	39	59	0	0	56	44	76	45	171	148	15.5
Mission DM	16	13	0	2	0	0	0	0	16	15	6.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	55	72	0	2	56	44	76	45	187	163	14.7

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Abbotsford City	0	0	0	0	0	35	1	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	0	35	1	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	56	44	0	0	0	45	76	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	56	44	0	0	0	45	76	0

Table 2.4: Starts by Submarket and by Intended Market
April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Abbotsford City	8	26	0	31	1	0	9	57
Mission DM	3	3	0	0	0	0	3	3
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	11	29	0	31	1	0	12	60

Table 2.5: Starts by Submarket and by Intended Market
January - April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	39	73	56	75	76	0	171	148
Mission DM	16	12	0	0	0	3	16	15
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	55	85	56	75	76	3	187	163

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	% Change
Abbotsford City	8	12	0	0	10	0	0	14	18	26	-30.8
Mission DM	6	5	0	0	0	0	0	0	6	5	20.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	14	17	0	0	10	0	0	14	24	31	-22.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	42	32	0	0	21	4	37	30	100	66	51.5
Mission DM	23	25	0	0	0	0	0	0	23	25	-8.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	65	57	0	0	21	4	37	30	123	91	35.2

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Abbotsford City	10	0	0	0	0	14	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	10	0	0	0	0	14	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	21	4	0	0	0	30	37	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	21	4	0	0	0	30	37	0

Table 3.4: Completions by Submarket and by Intended Market
April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Abbotsford City	8	25	10	0	0	1	18	26
Mission DM	4	4	0	0	2	1	6	5
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	12	29	10	0	2	2	24	31

Table 3.5: Completions by Submarket and by Intended Market
January - April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	42	59	21	5	37	2	100	66
Mission DM	20	24	0	0	3	1	23	25
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	62	83	21	5	40	3	123	91

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
April 2013	1	6.3	8	50.0	4	25.0	3	18.8	0	0.0	16	541,950	549,060
April 2012	1	9.1	3	27.3	2	18.2	1	9.1	4	36.4	11	645,000	664,345
Year-to-date 2013	5	8.6	14	24.1	26	44.8	9	15.5	4	6.9	58	602,900	606,115
Year-to-date 2012	1	2.9	17	48.6	8	22.9	2	5.7	7	20.0	35	549,900	617,594
Mission DM													
April 2013	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	5	--	--
April 2012	0	0.0	7	87.5	0	0.0	1	12.5	0	0.0	8	--	--
Year-to-date 2013	4	16.7	18	75.0	2	8.3	0	0.0	0	0.0	24	469,850	482,350
Year-to-date 2012	3	9.1	27	81.8	2	6.1	1	3.0	0	0.0	33	469,900	482,315
Indian Reserves													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
April 2013	2	9.5	12	57.1	4	19.0	3	14.3	0	0.0	21	499,700	528,307
April 2012	1	5.3	10	52.6	2	10.5	2	10.5	4	21.1	19	540,000	604,432
Year-to-date 2013	9	11.0	32	39.0	28	34.1	9	11.0	4	4.9	82	554,530	569,891
Year-to-date 2012	4	5.9	44	64.7	10	14.7	3	4.4	7	10.3	68	515,400	551,944

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2013

Submarket	April 2013	April 2012	% Change	YTD 2013	YTD 2012	% Change
Abbotsford City	549,060	664,345	-17.4	606,115	617,594	-1.9
Mission DM	--	--	n/a	482,350	482,315	0.0
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	528,307	604,432	-12.6	569,891	551,944	3.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley April 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	749	-3.1	1,208	2,456	2,269	53.2	469,635	6.4	493,696
	February	1,195	-0.5	1,234	2,586	2,452	50.3	504,441	4.3	494,361
	March	1,320	-23.7	1,175	2,764	2,368	49.6	474,581	-9.9	488,012
	April	1,363	-3.6	1,131	2,882	2,475	45.7	501,059	-6.2	492,953
	May	1,511	-0.1	1,152	2,967	2,307	49.9	484,609	-8.0	476,473
	June	1,389	-7.9	1,151	2,636	2,438	47.2	503,593	0.1	488,561
	July	1,332	6.6	1,165	2,620	2,261	51.5	479,539	-4.8	484,092
	August	1,007	-21.5	982	2,111	2,297	42.8	483,174	-4.8	490,375
	September	791	-28.7	967	2,313	2,432	39.8	495,096	1.2	495,125
	October	984	-9.9	1,011	2,227	2,252	44.9	476,400	-1.6	475,203
	November	840	-19.2	958	1,484	2,233	42.9	441,988	-7.7	463,160
	December	602	-26.2	948	740	2,001	47.4	458,441	-8.1	455,277
2013	January	576	-23.1	878	2,378	2,129	41.2	434,876	-7.4	462,333
	February	867	-27.4	934	2,224	2,198	42.5	470,600	-6.7	475,893
	March	1,039	-21.3	984	2,439	2,169	45.4	483,157	1.8	483,398
	April	1,276	-6.4	973	2,665	2,071	47.0	495,670	-1.1	478,429
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	3,264	-11.9		7,806			484,378	-2.1	
	Q1 2013	2,482	-24.0		7,041			467,566	-3.5	
	YTD 2012	4,627	-9.6		10,688			489,292	-3.3	
	YTD 2013	3,758	-18.8		9,706			477,109	-2.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
April 2013

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	97.1	116.8	88	9.9	67.0	775
	February	595	3.20	5.24	96.9	117.2	88	10.2	67.7	787
	March	595	3.20	5.24	96.7	117.9	89	10.1	68.2	801
	April	607	3.20	5.44	96.7	118.2	90	9.2	68.3	798
	May	601	3.20	5.34	96.7	118.6	91	7.8	67.5	797
	June	595	3.20	5.24	96.8	118.2	90	7.3	67.0	790
	July	595	3.10	5.24	96.8	117.9	91	6.9	67.0	799
	August	595	3.10	5.24	96.8	118.1	91	7.5	67.7	800
	September	595	3.10	5.24	96.7	118.1	93	7.4	68.7	805
	October	595	3.10	5.24	96.8	118.0	93	7.7	68.9	807
	November	595	3.10	5.24	96.4	117.6	93	7.4	69.0	813
	December	595	3.00	5.24	96.1	117.0	92	7.6	68.2	812
2013	January	595	3.00	5.24	96.1	117.1	93	7.3	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.0	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.0	67.9	810
	April	590	3.00	5.14		117.2	92	7.7	67.9	798
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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